



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Manchester Road, Manchester, M28 3NS

£250,000

MODERN TERRACED 3 BEDROOM HOME WITH STUNNING VIEWS AND PARKING

Nestled on Manchester Road in the charming area of Worsley, this delightful terraced home offers a perfect blend of modern living and traditional character. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by a long entry hall that leads into two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The high ceilings throughout the ground floor create an airy and spacious atmosphere, enhancing the overall appeal of the home. The kitchen, which flows seamlessly from one of the reception rooms, is designed for both functionality and style, making it a wonderful space for culinary creations. A convenient WC is also located on this level, adding to the practicality of the layout.

Upstairs, you will find two generously sized bedrooms alongside a comfortable double bedroom, providing ample space for relaxation and rest. The family bathroom is well-appointed, catering to the needs of the household.

The property boasts a low-maintenance garden at the rear, offering a tranquil outdoor space to unwind or entertain. Additionally, the garden provides lovely views of an ancient church, adding a touch of history and charm to your surroundings. For those with vehicles, parking is conveniently available at the rear of the property.

This home is not only a wonderful place to live but also a fantastic opportunity to enjoy the vibrant community of Worsley, with its rich history and local amenities. Do not miss the chance to make this charming property your own.

# Manchester Road, Manchester, M28 3NS

£250,000



- Three Bedroom Terraced Home
- Modern Fitted Kitchen And Ground Floor WC
- Rear Off Road Parking Available
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Low Maintenance Rear Garden
- EPC Rating - D
- High Ceilings Throughout Ground Floor
- Stunning Views Towards Historic Church
- Council Tax Band - B

## Ground Floor

### Entrance

Composite single glazed door to hallway.

### Hallway

13'10 x 3 (4.22m x 0.91m)

Single glazed doors leading to reception room one, reception room two and kitchen, stairs to first floor, tile effect flooring.

### Reception Room One

15'2 x 11'7 (4.62m x 3.53m)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving, television point.

### Reception Room Two

Central heating radiator, laminate flooring, door leading to kitchen, UPVC double glazed French doors to rear garden, open fire space, fitted storage cupboard.

### Kitchen

13'2 x 8'2 (4.01m x 2.49m)

UPVC double glazed window, central heating radiator, range of wall and base units, tiled splashbacks, acrylic splashbacks, one and a half ceramic sink and double draining board with mixer tap, gas hob, high rise oven unit, stainless steel extractor hood, integrated fridge freezer, integrated dish washer, integrated washing machine, spotlights, laminate flooring, door leading to WC, under stair storage.

### WC

4'2 x 3'3 (1.27m x 0.99m)

UPVC double glazed window, central heating radiator, two piece suite comprising of a dual flush WC and a vanity top wash basin with mixer tap, laminate flooring.

## First Floor

### Landing

18 x 6'2 (5.49m x 1.88m)

Doors leading to three bedrooms and bathroom.

### Bedroom One

15'2 x 12'5 (4.62m x 3.78m)

UPVC double glazed window, central heating radiator, free standing wardrobes.

### Bathroom

5'7 x 5'5 (1.70m x 1.65m)

UPVC double glazed window, heated towel rail, dual flush WC, pedestal wash basin with mixer taps, panelled bath with mixer tap, direct feed shower, partial tiled elevations, tiled effect flooring.

### Bedroom Two

13'10 x 9'9 (4.22m x 2.97m)

UPVC double glazed window, central heating radiator, fitted wardrobe.

### Bedroom Three

8'4 x 7'4 (2.54m x 2.24m)

UPVC double glazed window, central heating radiator.

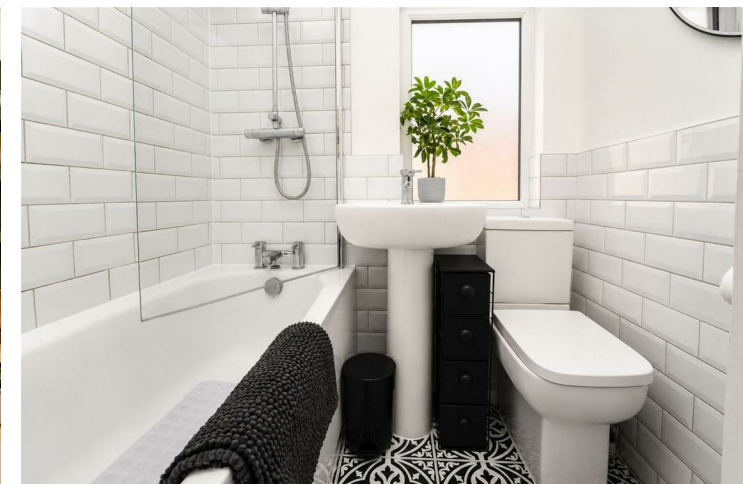
## External

### Rear

Paved patio area, gate leading to rear parking area, garden storage space.

### Front

Paved path leading to entrance, Bark area with tree in centre.



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